

# University of Kentucky HealthCare Chandler Expansion

ESI-2

**Request For Elevator Qualifications and Proposal  
Competitive Negotiation with Subcontractors**

UK Project #2615.0  
September 19<sup>th</sup>, 2025



## Request For Elevator Qualifications and Proposal Competitive Negotiation with Subcontractors

**Project:** **University of Kentucky HealthCare Chandler  
Expansion – UK Project #2615.0**  
349 Cooper Drive  
Lexington, Kentucky 40508

### Description:

The project will involve the construction of a 2.08 million SF, 895 bed facility – with the focus on the expansion of the Chandler Patient Care Facility. The building will accommodate additional inpatient bed and clinical support services. General Services targeted for this location include, but are not limited to, adult and pediatric inpatient rooms, observation spaces, operation rooms, minor procedures, diagnostic services, imaging services, pharmacy, retail, lab, administration, support, and meeting spaces.

- 1.1. The University of Kentucky (Owner, University) and Construction Manager Walsh Turner JV III (Walsh Turner JV or WTJV) is soliciting Request for Qualifications and Proposals (RFQ/P) for the below packages with the intent to enter into Competitive Negotiation (CN) as authorized by KRS 45A.085 with one (or more) subcontractors for each of the below categories of work:
- 1.2. **Complete written proposals are due in a consolidated pdf document, via SmartBid per the outline below:**

Package #	Package	Due Date / Time
BP# ESI-2-01	Overhead Machine Room Traction	10/24/25 – 3 PM EST
BP# ESI-2-02	Machine Room-Less	10/24/25 – 3 PM EST
BP# ESI-2-03	Hydraulic	10/24/25 – 3 PM EST

Hardcopies of proposal are not required, and proposals are not to be sent to any other parties.

- 1.3. **CRITICAL STEP: Notice of Intent to Bid:**

Firms interested in bidding on this solicitation **must submit a completed Notice of Intent to Bid**. See 00 01 16.02 Notice of Intent to Bid Form. This will enable the WTJV team to provide access to SmartBid system.

- 1.4. Pre-Proposal Meeting:

**Microsoft Teams** [Need help?](#)

[Join the meeting now](#)

Meeting ID: 238 032 940 524

Passcode: ZW9Fy374

**Dial in by phone**

[+1 773-917-3510,431703211#](#) United States, Chicago

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Phone conference ID: 431 703 211#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)



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**1.5. Approximate Schedule:**

9/19/25 – RFQP Issued  
9/25/25 – PreBid Meeting – 4pm Est  
10/3/25 – Final RFIs Due – via email – 3pm Est  
10/17/25 – Final Addendum Issued  
10/24/25 – Proposals due via SmartBid – 3pm Est  
11/7/25 – Award Competitive Negotiation Services  
11/7/25 – 1/9/26 – Competitive Negotiation Services Phase 1 (see art. 1.11 for description)  
1/11/26– 6/8/26 – Competitive Negotiation Services Phase 2 (see art. 1.11 for description)  
1/2/27 – 8/1/32 – Approximate Project Construction Duration

**1.6. Project Team:**

Construction Manager: Walsh Turner JV III  
929 West Adams Street Chicago, IL 60607

Owner: University of Kentucky HealthCare

Architect: HDR Architecture/Champlin Architecture  
Structural Engineer: Walter P. Moore / Brown + Kubican  
MEFP Engineer: BR+A/KFI  
Civil Engineer: Carman

**1.7. Questions:**

All pre-proposal requests for information (RFIs), or other communication must be in written format and should be submitted to:

**UKChandlerWTJV@walshgroup.com**

The RFI cut-off date is 3:00 pm (EST) on 10/3/25.

RFI responses will only be released via Smartbid. Final RFI responses will be issued with the final addendum on 10/17/25.

**1.8. Proposal Review Meetings:**

Proposal review meetings will be held during the week of October 27<sup>th</sup>, 2025.

Firms may be requested to attend an interview session with the University of Kentucky and Walsh Turner JV and other Team members at which time the Proposal shall be reviewed in detail. The Proposing Firm should be represented at the interview session by company ownership and those persons most qualified to discuss the Project in detail and the specific Scope of Work, including representation from the major subcontractors/suppliers if appropriate. Attendance at the interview session is required. The proposed project specific management team and field supervision should be in attendance along with company leadership.

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- 1.9. As a supplement to the written RFP, please submit the following information with your proposal:
- All Attachments – See Section 7 of this RFQ/P
  - Subcontractor Bidder Information Form including all required attachments.
  - Evidence of Insurance – provide a certificate that meets the limits outlined in Project CCIP Manual – To Be Determined
  - Copy of current W9
- 1.10. This is a request for a phased Lump Sum Agreement for Competitive Negotiation Subcontractor Services and for Construction Phase fee percentage (See 00 41 16 Proposal Form) when construction phase receives authorization.
- 1.11. The Preconstruction Services will be broken into multiple phases:
- Phase 1 – After being selected, the Competitive Negotiation Subcontractor will work with Walsh Turner JV, Architect, Engineer, and Owner to assist with preconstruction services to advance the design and estimate to a point where the GMP Value for that contractor's category of work can be established and validated and that fits within the overall project budget; and if successful,
  - Phase 2 - Competitive Negotiation Subcontractor will provide the balance of the Preconstruction Services through the development of a Guaranteed Maximum Price and during completion of Construction Documents.
- 1.12. If the first phase is not successful at establishing and maintaining an acceptable GMP, Walsh Turner JV and the Owner may elect not to move forward with the second preconstruction phase, and the Competitive Negotiation Subcontractor will only be reimbursed for the first phase of the Preconstruction Services.
- 1.13. Upon the successful completion of the preconstruction phase, the Walsh Turner JV requires the Owner's approval to proceed to the construction phase. Subject to vendor performance, ongoing need and authorization, and adequate funding, such approval will not be unreasonably withheld.
- 1.14. It is the intent of the Owner and Walsh Turner JV to enter into competitive negotiation, as authorized by KRS 45A.085, for a final Guaranteed Maximum Price (GMP), at or below the established GMP, for construction at the conclusion of the Preconstruction Assistance phase with the selected Competitive Negotiation Subcontractor. It is likely that the scope of the packages included within this RFQ/P will be segregated into multiple, defined scopes of work, which will be further defined throughout the Preconstruction Assistance period.

The Owner reserves the right to require the rejection of all proposals, the rejection of any proposal that does not meet mandatory requirements, or the cancelation of this RFP according to the best interests of the University.

Offeror(s) selected to participate in negotiations may be given an opportunity to submit a Best and Final Offer to Walsh Turner JV. All information received prior to the cut-off time will be considered part of the offeror's Best and Final Offer.

Minor technicalities or irregularities in proposals may be waived, providing such action is in the best interest of the Owner. Such waiver shall in no way modify the RFP requirements or excuse the

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offeror from full compliance with the RFP specifications and other contract requirements if the offeror is awarded the contract.

The intent of the Competitive Negotiation / Early Subcontractor involvement is to create a partnership for the next 6 years to deliver a successful product to University of Kentucky HealthCare that will define the healthcare services in the greater Lexington, KY area for the next 50+ years.

### 2. **Scope of Services**

- 2.1. The Competitive Negotiation Subcontractor shall provide Preconstruction Assistance, Preconstruction, Construction, Commissioning and Close-out services for the project. These services are to be provided in a most efficient manner utilizing lean construction methodology (BIM, prefabrication, modularization, etc.). The subcontractor determined to be the best value to the project will be considered for award.
- 2.2. All Preconstruction Assistance work including but not limited to: BIM Implementation planning/execution, developing lean construction approaches, design and constructability reviews, systems analysis, value management, prefabrication planning, material procurement planning, budget development, detailed cost estimates/projections, schedule development, early submittals, cash flow and manpower projections, site logistics, special studies and commissioning criteria. While a majority of this will be focused prior to construction, it is expected that these same principles will be applied during construction with any change work.

The final GMP will be developed from a combination of Design Development documents and Construction documents, which are planned to be issued during the fourth quarter of 2026.

The Competitive Negotiation firm(s) shall submit updated company backlog reports on a quarterly basis (minimum) and provide notification to Walsh Turner JV when any new projects are awarded after engagement in the **University of Kentucky HealthCare Chandler Expansion**.

- 2.3. Subcontractor shall provide an alternative cost for extending the Warranty and Preventive Maintenance (W&PM) program as defined in the project documents. This extension shall start after the one-year W&PM program already required by the project documents and the value provided with the GMP shall be maintained throughout the extension. Procurement and selection of the 5-year extension will be at UK's discretion.
- 2.4. *Walsh Turner JV reserves the right to terminate the agreement at any point prior to the completion of the project should the subcontractor fail to maintain project budget, fail to maintain project schedule, be non-responsive to the project team, etc. Upon termination the subcontractor will be paid for actual work authorized by Walsh Turner JV and performed by the subcontractor up to the termination date.* All Construction work including but not limited to lean scheduling, onsite coordination, participation in routine progress meetings, installation, QA/QC, startup, testing, safety administration, construction administration, cost control and projections, determining means and methods for construction of system components while maintaining services to adjacent Owner operations.

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- 2.5. All Commissioning work including but not limited to: Testing, final approvals, record documentation, Operation & Maintenance Manuals, as-built BIM model (with links to O&M information), and specified or requested Owner Training.
- 2.6. All Closeout Documentation including but not limited to electronic copies of record documents, Operation & Maintenance Manuals, as-built BIM model (with links to O&M information), and specified or requested Owner Training.
- 2.7. The requirements of the Project Bid Manual dated September 19<sup>th</sup>, 2025, shall be incorporated into the proposals.
- 2.8. **Overview of Trade Package**

The summary below is meant to provide an overview of the general scope and highlights for each trade discipline. Detailed scoping, and potential break-out of separate bid packages within this scope, is intended to be developed during the Preconstruction Assistance period. Estimate included with Submission shall include the scope as follows:

### ESI-2 – Elevators

#### **Preconstruction Assistance**

- a) Subcontractor shall provide lump sum costs for Phase 1 & 2 Preconstruction Assistance Services as defined on the Bid Breakdown Form.
- b) Subcontractor shall provide planned durations for each type of elevator on the project. These durations should be inclusive of all required work from initial mobilization through final inspections.
- c) Early preconstruction assistance shall focus on coordinating pit depths and sizing, supplemental rail supports, overhead clearances, elevator machine room (EMR) requirements, etc. with both the architectural, structural, and MEP teams to advance and finalize the building design. Subcontractor shall include early shop drawings to facilitate this coordination.
- d) Subcontractor shall provide all necessary requirements to provide a fully coordinated EMR. This includes, but is not limited to structural clearances, MEP requirements, maintenance access requirements, etc.
- e) Subcontractor shall recommend the best approach to accessing high parts of the elevator machines or other components. If the best method is rolling stairs or small platforms within the EMR, subcontractor shall provide these means.
- f) As part of the preconstruction efforts, Subcontractor shall review heavier rail sizes ILO of supplemental rail support outside of the typical divider rail by floor. If feasible, subcontractor shall provide the cost for increased rail thickness and advise WTJV and the design team.
- g) Subcontractor shall include engineering assistance and detailing for the needed hoist beam and safety beam assemblies provided by others.
- h) Subcontractor shall include engineering, procurement, and installation of all their machine beams necessary for their installation. Subcontractor shall coordinate engineering with the EOR.



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- i) Subcontractor shall review and provide an analysis of WTJV's current construction elevator use plan. This analysis shall include review of WTJV's manpower projection through the project and confirm / provide recommendations on the number of construction use cars to be used.
- j) Subcontractor shall review WTJV's current location of an interior construction hoist, understanding that decking may need to be left out in the EMR to allow head clearance for the construction hoist masts. If decking is left out, subcontractor shall coordinate best means and methods of placing elevator equipment in the EMR once the decking is installed and the slab is poured. These means and methods may include bringing the elevator equipment into the building in pieces later or placing the equipment on the other side of the EMR and moving into place later. Subcontractor to provide equipment loads for review by the EOR.
- k) Subcontractor shall coordinate with WTJV on the most efficient "bump up" for the construction use elevators. See item ff below for more information.

### **Elevator Construction**

- l) Subcontractor shall provide a complete elevator system and related work including, but not limited to entrances, doors, frames, sills, cabs, controllers, guide rails, machines, accessories, call buttons, lanterns, programming, preventative maintenance, etc. required for a complete and operational elevator system. Subcontractor shall provide all labor, material, equipment, services, hoisting, storage, and all else necessary to complete the elevator system as required by the Contract Documents and as outlined herein.
- m) Subcontractor shall include all escalation through the end of the 1-year warranty/preventative maintenance period. The 1-year warranty/preventative maintenance plan shall start at the date of Substantial Completion of the project, not when elevators are inspected and accepted by the AHJ.
- n) Subcontractor shall include all necessary firestopping for their own work. Note, one firestopping manufacturer will be selected by WTJV for all subcontractors to utilize.
- o) Subcontractor shall provide the elevator recall and supervisory panel(s). Based on the quantity of elevators, it is anticipated that there will be several panels grouped by elevator function, i.e., Visitor, Patient, Staff, Logistics, and Misc elevators.
- p) Subcontractor shall include all necessary permits, fees, and inspections for acceptance and certification of all elevators included.
- q) Subcontractor shall include all sill support angles if necessary for its product. If required, subcontractor shall grout the sills. If subcontractor elects to not utilize sill support angles, Subcontractor shall detail these entrances in the early shop drawing package and have them reviewed / approved by the AOR and EOR. Whether using angles or not, subcontractor is responsible for all means and methods to support the sill and frame assemblies. No supplemental structural steel for header support is included in the structural design.
- r) Subcontractor shall include counterweight guards for the full height of the elevator shaft where the counterweight is located between adjacent elevators.
- s) Subcontractor shall include all necessary hoisting, rigging, pick beams, spreader beams, ropes, slings, straps, etc. to facilitate their work. Tower cranes will be utilized to hoist the large elevator equipment to the EMR floors. Subcontractor includes all means to move the equipment into place. Subcontractor shall always have a competent rigger on site while subcontractors' hoisting work is progressing.
- t) Subcontractor's frame system shall be self-supported between floor-to-floor distances. It

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should be assumed that no supplemental steel support will be provided in the design between deck spans to attach elevator frames to. Subcontractor shall include all necessary header, jambs, and support to adequately anchor their frames.

- u) Subcontractor shall assume no storage within the building of large quantities of rails. Subcontractor shall include all necessary labor and appropriate overtime to load floors with rails in a timely manner concurrent with the rail installation.
- v) Subcontractor shall include drilling of jack holes, installation of casings, and welding of the top of the casings for all hydraulic elevators. Subcontractor shall include a separate mobilization for this work during the foundation phases of the project.
- w) Subcontractor shall remove the protective film from the elevator frames only after direction from WTJV. If protection is removed without WTJV's direction and frames are damaged, Subcontractor will be responsible for the repair.
- x) Subcontractor shall install a minimum of two anchors at each door jamb to ensure the frame is true and square, especially when shaft wall is installed. Subcontractor shall survey the frames post shaft wall installation to confirm they are still within tolerance for future finishes.
- y) Permanent Elevators for Construction Use
  1. It is anticipated that the following cars will be utilized during the construction phase and refurbished for the respective substantial completions:
    - a. Pediatric Patient Transport 11/12, 16/17: Approximate duration 24 mo.
    - b. Adult Patient Transport 13-15, 18-20: Approximate duration 36 mo.
  2. Subcontractor shall include temporary communication for each elevator used for construction. Subcontractor shall maintain this system throughout construction use.
  3. Subcontractor shall include temporary painted steel doors, accelerated permitting, and entrapment responses for construction use elevators.

### **Allowance Scope Descriptions for Pricing**

***\*Allowances are to be utilized at WTJV's sole discretion. No cost from any allowance will be utilized for the subcontractor's base scope of work, as stipulated in the contract documents or in the future subcontract, or to be used to repair deficiencies.***

- z) Fireproofing Repair – Subcontractor shall apply a labor rate on double time for operating the elevator for fireproof patching for the hours stipulated on the Bid Breakdown Form.
- aa) Cants / Closure in Shafts – it is assumed that the shaft wall construction for non-concrete shafts will create ledges that will need to be addressed. Subcontractor shall include installing a 4' tall 16-gauge metal panel at the perimeter at every deck where shaft wall is installed. A horizontal linear footage takeoff is provided. Subcontractor shall figure on straight time.
- bb) Construction Logistics – Subcontractor shall provide a straight time labor rate for the hours stipulated on the Bid Breakdown Form. This allowance will be utilized for all miscellaneous elevator assistance to maximize the construction elevator use.
- cc) Shaft Screening – Subcontractor shall include labor and material for installing and removal of safety netting within the shaft to protect workers from actively running cars as needed. A total square footage take-off is provided. Subcontractor shall figure on straight time.
- dd) Exercise Completed Elevator – Subcontractor shall include exercising of completed elevators per the following cadence:
  1. Exercise shall be automated and occur during "off" hours as not to take away manpower from the daily elevator installation.



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2. Subcontractor shall run completed elevators for 4 hours per week on emergency dispatch type operation where the elevators run to all floors with doors opening/closing.
  3. Subcontractor shall keep logs of completed exercising periods and submit them to WTJV monthly for review and record.
  4. Assumed monthly durations are provided in the Bid Breakdown Form for subcontractor to price.
- ee) Warranty/PM for Construction Use Elevators – Subcontractor shall include extended warranty and preventative maintenance for the (10) elevators designated for construction use. The preventive maintenance shall be completed monthly in accordance with UK's elevator maintenance plan.
1. Maintenance shall be assumed on off hours as not to interrupt construction use.
  2. Subcontractor shall keep logs of completed PM and submit to WTJV monthly for review and record.
  3. Assumed monthly durations are provided in the Bid Breakdown Form for subcontractor to price.
  4. Subcontractor shall agree that the warranty for all elevators, whether construction use or not, starts at substantial completion of the project, not the date of final inspection and acceptance by the AHJ.
- ff) Operate Cars of Others – Subcontractor shall provide a double time rate for the hours stipulated on the Bid Breakdown Form to operate elevators for other trades work within the shaft.
- gg) Over-Height Cabs – Subcontractor shall provide a 3' deep by 4' tall "bump up" from front to back on one side of the elevator cab for longer material transportation. This "bump up" shall be designed to its maximize size that still allows proper function of the elevator. The "bump up" shall include a useable hatch for extra-long material.
- hh) L3/4 Temporary Entrances – Subcontractor shall include temporary stops, frames, doors, and all other associated hardware for the L3/4 mechanical floor.
1. Elevators included: PED Patient Transport 11/12 and 16/17 for L3/4 and Adult Patient Transport 13 and 20 for L4.
  2. Subcontractor includes removal and restoration when the construction cars are no longer in use.
- ii) Frame & Door Replacement – Subcontractor shall provide a unit cost for replacement of frames and doors that are damaged by others. This cost includes removal of old and replacement of new.
- jj) Construction Use Cab Protection – Subcontractor shall include furnishing, installing, and removal of insulation and plywood protection at all sides of the cab for the construction use cars.
- kk) Construction Use Frame Protection – Subcontractor shall install 12-gauge frame wraps at all elevator frames for construction use cars. Subcontractor shall anchor into the slab and provide a header, so the protection remains in place for the duration of construction use.
- ll) Heavy Refurbishment for Construction Use Cars – Subcontractor shall include heavy refurbishment of construction use elevators to make the elevators like new again. This scope includes:
1. Cleaning of entire hoist way, machine room, equipment, and sill tracks.
  2. Replacement of all entrance and cab doors with specified finish.
  3. Replace entrance and cab door operators.
  4. Removal of "bump up" and restoration of permanent cab ceiling.

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5. Install new drive belt, door gibbs, interlock contacts, and pickup rollers.
  6. Repaint car top, machines, equipment, and machine room floor.
  7. Install permanent finishes upon removal of temporary protection.
- mm) Cab Allowance – Subcontractor shall include the cab allowances provided on the Bid Breakdown Form as defined in the Project Specifications.

#### **3. Insurance, Taxes, Wages, Other Provisions**

- 3.1. Insurance
  - The Project is a Contractor Controlled Insurance Program project.
  - See Section 00 62 00 of the Bid Manual for additional information.
- 3.2. Taxes
  - Bidders shall include all applicable taxes.
- 3.3. Form of Agreement (00 52 34)
  - Form of Subcontract for successful bidders shall be Walsh Turner JV Standard Subcontract Form of Agreement. These documents shall be signed unmodified. A copy of these documents is included in the Bid Manual, section 00 52 34.
- 3.4. Bonds
  - Refer to the Bid Manual Section 00 52 34, Exhibit D for information pertaining to the Subcontractor Default Insurance (SDI).
  - As an alternative to the SDI program, Walsh Turner JV reserves the right to require that proposers provide Payment & Performance Bonds on Walsh Turner JV forms. Provide additional cost for bonds within proposal. The decision whether to require payment and performance bonds shall be at Walsh Turner JV's discretion.
  - Subcontractor shall not include a cost for bonds in their base proposal.
  - Subcontractor will be expected to complete a Subcontractor Questionnaire to qualify for the SDI program.

#### **4. Rating Structure**

- 4.1. A Selection Committee will review each Proposal based on the strength of the subcontractor's response to the Request for Qualifications and Proposal.
- 4.2. The following are the basis criteria for selection that should be specifically addressed in the RFQ/P response. Your proposal should be organized to follow these major categories, and the below weighing will be applied to each category:

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Professional Qualifications of Firm and Past Performances	20 Points
Scope of Services and technical qualifications	20 Points
Qualifications of Key Individuals	20 Points
Estimate/GMP Proposal	25 Points
Fees	15 Points
<b>Total</b>	<b>100 Points</b>

### 4.3. Professional Qualifications of the Firm and Past Performance

- Professional Qualifications including history and organization of firm, how the firm would service a project in Lexington, Kentucky, knowledge of the local area, the firm's facilities and equipment, financial strength, and other information relevant to this project.
- Subcontractor's safety record (EMR 1.0 or less is required).
- The firm's total annual volume, bonding and insurance capacity, financial qualifications, and current workload.
- Additional items provided via the Subcontractor Bidder Information Form See 00 45 16 and Section 1.9
- Past Performance of similar healthcare projects.

### 4.4. Scope of Services and Technical Qualifications

- Describe your company's approach to:
  - a) Establishing a GMP during Design Development
  - b) Shop drawing management
  - c) Design/constructability review and value management
  - d) Project Cost and Budget Control
  - e) Open book project accounting and billing
  - f) Schedule management and progress reporting, including a preliminary assessment of durations for engineering, shop drawings, material/equipment fabrication, field construction, testing/commissioning, and closeout. A Gantt chart type schedule should be included listing the major activities, durations, and sequencing.
  - g) BIM-3D coordination / clash detection
  - h) Procurement systems including coordination with direct purchased major equipment and/or commodities
  - i) Lower tier subcontracting
  - j) Quality assurance

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- k) Safety program and compliance
  - l) Expediting, fabrication, marshaling and installation of materials
  - m) Constructability Review
  - n) Contingency, escalation, and general conditions costs
- Competitive Negotiation Firm's ability to provide special extended full labor and material warranties per the requirements of the project.
  - Technological knowledge and Building Information Modeling (BIM) Experience.
  - Teamwork and Collaboration; describe your experience working with nationally recognized architects and engineers and provide examples of past collaboration.
  - Demonstrated abilities to control quality.
  - Demonstrated abilities to meet schedule deadlines. Special advantages your firm can offer.
  - Lean/Modular/Prefabricated Construction:
    - a) Describe your firm's lean construction methodology. Include examples of success stories.
    - b) Use of Pre-fabrication or offsite construction / modularization
    - c) Purchasing procedures
    - d) Schedule coordination between field and fabrication shop/suppliers
    - e) Other items
  - Past Performances on Similar projects:

Provide 3 to 5 examples of projects similar in size and scope with a Preconstruction Assistance/Design-Build/Design-Assist Role, specifically related to this type of project that includes new construction and/or significant renovation. At a minimum, provide the following:

    - a) Provide contract size.
      - Quantity of elevators, quantity of stops, and implementation of destination dispatch.
    - b) Provide year of completion
    - c) Was project completed within original stated timeframe/schedule?
    - d) Was project completed within original stated budget?
    - e) Provide reference contact information
  - Claims Management: is your firm currently or has it in the last 5 years been involved in any claims, litigation, and or/arbitration? If so, provide details and discuss your strategy for management and resolution of claims and disputes.
  - Provide references including contact name and phone number (minimum 2 references per

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project).

- Provide information relating to your firm's specific regional experience working under the Guaranteed Maximum Price (GMP) contract format.
- Provide information relating to your firm's specific regional experience working under a Design Build/Design Assist and/or Preconstruction Assistance scenario.
- Provide information relating your firm's experience with any members of the Design Team (Architect – A/E; Engineer of Record – A/E Engineers).

### 4.5. Qualifications of Key Individuals

- Staffing Plan
  - a) Provide an organization chart and resumes for all proposed Preconstruction and Construction team members and departments. The Contract shall stipulate that any personnel substitution is limited to those beyond the subcontractor's control and not out of convenience. All changes in project personnel must be requested in writing with reasons for change stated. Walsh Turner JV will reserve the right to approve all staff changes and to request staff replacements with qualified staff.
  - b) Indicate on the Organization Chart where each individual and / or department cost will be applied (Fee or Cost of Work) and the anticipated percentage of involvement in the project for each team member. Include a proposed billing rate for each position (See Attachment E).
  - c) Provide resume and past performance of preconstruction and estimating leader(s)
- Provide a list of subcontractors, suppliers, and other vendors whose services and/or products you contemplate utilizing in the execution of your work on this Project. Include a description of your company's prequalification process utilized to ensure that these subcontractors, suppliers, and vendors are financially, and otherwise, qualified.
  - a) Organization of subcontractors, suppliers and resumes for key staff within those organizations that will have a significant role in the preconstruction and construction phases.

### 4.6. Estimate

- The ESI-2 Documents will be made available to the proposing contractors along with the subsequent elevator development package. These documents will be the basis for the estimate to be developed during Phase I services. Please obtain the documents from the following location:

**Access to SmartBid (and therefore design documents) will be provided following subcontractor submission of the Notice of Intent to Bid Form.**

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- The estimate should be detailed, responsible and realistic assessment of the total construction costs including responsibly/reasonably inferred scope. The estimate should be categorized and detailed according to a template to be provided by Walsh Turner JV in the future.
- Package Specific Contingency:
  - a) Be prepared to identify a recommended amount of contingency.
  - b) Provide a description of how you anticipate contingency would be spent. Note: Contingency expenditures must be approved in advance in writing. Savings to the contingency will revert to the Owner.
- The cost of the lump sum preconstruction services must be detailed and included with the proposal and segregated between Phases 1 and 2.
- General conditions/requirements estimate must be detailed (provide separate breakdown as necessary) and included in the proposal.
- Provide your firm's staff and labor rates on the 00 43 26 Bid Proposal Form Labor Rates of this RFQ/P. Provide a full breakdown of all professional staff and trade labor rates.

### **4.7. Fees**

- Provide the proposed fee percentage for the project for construction phase services on 00 41 16 Proposal Form.
- All accounting shall be done on an "open book" basis subject to independent audit. This requirement extends to all tiers of sub-subcontractors.
- The Fee will be calculated as a percentage as the actual Cost of Work as defined in Section 6.
- Should the GMP result in overall savings, the savings shall be reverted to the Owner.
- Construction Fee is defined as including:
  - a) Branch and Corporate Office Staff and Overhead (for example office lease/ office supplies/copiers/vehicles/etc.)
  - b) Business Accounting Department (invoicing, payables, receivables, etc.)
  - c) Sales and General Administration Expense
  - d) Corporate Safety Director
  - e) Licenses and Certifications
  - f) Training
  - g) Main Office and Shop Overhead Charges
  - h) Costs due to negligence



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- i) Cost of Capital and Financing
- j) All costs in excess of the GMP
- k) Profit

### **5. General Items**

- 5.1. Nothing contained herein shall create any contractual relationship between the Owner, Design Team, Walsh Turner JV, and the submitter.
- 5.2. Information received from each subcontractor shall be considered the property of the Owner, Design Team, and Walsh Turner JV. All information provided by the subcontractor shall not be considered confidential unless specifically identified as such by the subcontractor. By submitting a proposal, the Offeror acknowledges that the Owner is a public entity subject to the Open Records requirements of the Commonwealth of Kentucky.
- 5.3. Project Access – work on this project, including work by this Subcontractor, will be subject to the needs of the Owner. Subcontractors understand that the work shall be scheduled and performed around these events. It shall also be understood that this work may need to be performed on 2nd or 3rd shifts as directed by Walsh Turner JV. No direct interaction between Subcontractors and the Owner is permitted.

### **6. Cost of Work**

- 6.1. The intent for Construction Phase of this contract shall be to award a Cost of the Work plus a Fee with a Guaranteed Maximum Price contract, with the potential to convert to a Lump Sum contract later.
- 6.2. Each estimate along with the GMP shall identify the following cost categories in detail: Preconstruction, Cost of Direct Work, General Requirements, General Conditions, Insurances, Fee (Overhead and Profit), and Contingency. Any and all increases or deducts must be identified at each submission with a comparison to the previous submission.
- 6.3. The intent will be for the successful subcontractor to work with the Design Team to design the project within the budget and ultimately within the GMP.
- 6.4. Additional estimates as requested by Walsh Turner JV reflecting changes to the estimate may be required. A 'target value' tracking mechanism shall be established to allow the team to determine what the current estimate is on a monthly basis at a minimum.
- 6.5. Value management suggestions may be required through the process to assure the project tracks to the project budget. The concepts shall be appropriately detailed, estimated and tracked for approval status. All value management must consider both savings to your trade along with impacts to other trades and/or A/E redesign to rigorously evaluate the "net" cost of the value management suggestion.
- 6.6. The GMP Proposal is to reflect complete and operable systems filling in all gaps to meet the intent of the documents and established levels of quality.
- 6.7. The Final GMP shall include detailed and itemized backup and breakdowns for all scope of work

## **Request For Elevator Qualifications and Proposal Competitive Negotiation with Subcontractors**

items including, but not limited to, sub-subcontractor and supplier quotes and evaluations, itemized general conditions/requirements, and detailed Assumptions and Clarifications.

6.8. The following is to define costs to be included in each major Cost category.

**Refer to 00 41 09 – Proposal Form, which breaks down proposal into the following elements:**

- **Preconstruction:**
  - a) All project management, estimating, scheduling, cash flow, manpower projection, budgeting, value management, site logistics, etc. performed prior to the performance of work in the field.
  - b) Miscellaneous reimbursable costs for general conditions items during preconstruction.
  - c) 3D BIM support for the design team where required for constructability.
  - d) 3D BIM for coordination between trades.
  - e) Preconstruction services may continue as required by Walsh Turner JV following acceptance of the GMP.
  - f) Mandatory attendance to a minimum of two monthly meetings (one for design and one for constructability) will be required. Estimating special studies with detailed backup are expected to be generated on a weekly basis from discussion within the design meetings for review within the design meetings. It is expected that real-time cost input will be provided to assist the Owner, CM and A/E project team.
- **Construction:**
  - **Direct Costs of Work:**
    - a) Trade Labor and Burden (Certified Payroll)
    - b) Material
    - c) Equipment
    - d) Subcontracts
    - e) Small Tools and Consumables (as a percentage of labor)
    - f) All Taxes inclusive of Sales and otherwise
  - **General Requirements Costs of Work:**
    - a) Testing, Cleaning, Flushing
    - b) Hoisting, Rigging and Material Handling
    - c) Rental Equipment (including sub tiers)
    - d) Temporary utilities
    - e) Temporary use and maintenance of permanent equipment
    - f) Permit and inspection fees
    - g) Clean Up (including sub tiers)
    - h) Safety

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- i) Insurances
  - j) Warranty
  - General Conditions Costs of Work:
    - a) Jobsite trailer and set up
    - b) Office Supplies
    - c) Computer and Technology
    - d) BIM Licensing
    - e) Blueprinting and copying costs
    - f) Telephone
    - g) Vehicles
    - h) Project Manager and other supervision/management
    - i) Superintendence team(s)
    - j) Safety Manager(s)
    - k) Project Engineering Team(s)
    - l) CAD Designer / Operator
    - m) Estimating Support
    - n) Purchasing (pre-approved staff)
    - o) Administrative Assistant
    - p) Bonds
    - q) Parking
    - r) Other similar cost items
- 6.9. Fill in the breakdown of costs per 00 41 00.01 Bid Breakdown Form – ESI-2 Elevators  
Preconstruction Assist Elevators included in your base offer. Each item is to include labor, material, and equipment. These will neither be considered unit prices nor will the numbers listed here limit obligations required in the solicitation documents. It will be used only to aid in verifying the completeness of the offers.
- 6.10. **Subcontractor is required to provide separate pricing per the 00 41 00.01 Bid Breakdown Form for each package the Subcontractor intends to bid. Combination bids will be considered upon proposal receipt and review. Subcontractor shall provide any proposed savings if multiple packages were combined and awarded.**

BP# ESI-2-01 – Overhead Machine Room Traction  
BP# ESI-2-02 – Machine Room-Less  
BP# ESI-2-03 – Hydraulic

Combo 01 & 02  
Combo 01, 02, & 03  
Combo 01 & 03  
Combo 02 & 03

**Request For Elevator Qualifications and Proposal**  
**Competitive Negotiation with Subcontractors**

**7. RFQ/P Attachments (return with submission or as otherwise directed)**

- 00 01 16.02 Notice of Intent to Bid Form
- 00 41 00.01 Bid Breakdown Form – ESI-2 Elevators
- 00 41 16 Proposal Form
- 00 43 26 Bid Proposal Form Labor Rates
- 00 45 16 Subcontractor Bidder Information Form
- 00 45 17 Labor & Billing Projections
- Written Responses to Questions as outlined in Section 4.

**00 01 16.02 Notice of Intent to Bid**

**University of Kentucky Healthcare**

**Project Name: Chandler Hospital Expansion**

Project Address: Lexington, KY

**Firm:**

**Please Email Response To: Walsh Turner JV**

E-mail: UKChandlerWTJV@walshgroup.com

**Proposal: UK Chandler Enclosure Preconstruction Assist**

**Notice of Intent to Bid Due before:**

**Firm Contact Information:**

Name:

Address:

City, State, Zip:

Contact Name:

Telephone #:

Email Address:

**Please Check the Appropriate Box**

☐

We intend to submit a bid for the above-mentioned proposal. The written/digital proposal will be submitted before:

☐

We decline to bid.

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**Authorized Signature**

---

**Date**

---

**Title**

## RESPONSE AGREEMENT

If your firm intends to bid on this proposal, this Response Agreement must be returned with the Notice of Intent to Bid.

In exchange and consideration of this proposal by

\_\_\_\_\_ (Firm's Name), agrees to the following:

- 1) The response to the Request for Proposal (RFP) will become the property of UK.
- 2) The response to the RFP will be a firm offer which cannot be withdrawn or altered for 120 calendar days following the date of the response, except with UK's written consent.
- 3) The RFP and the response may be included in the final contract, in whole or in part, at UK's and WTJV's option and discretion, and will be a binding obligation on the part of the firm.
- 4) The RFP is to be kept confidential. Information contained therein may not be used for any purpose other than for the preparation of the response.
- 5) Acceptance of the response to the RFP in no way obligates UK/WTJV to proceed with a contract, and no such obligation shall arise unless and until contract negotiations are completed and definitive agreements are signed by both parties.

\_\_\_\_\_  
**Firm**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Authorized Signature**

\_\_\_\_\_  
**Date**



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